

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

January 2, 2007

A meeting of the City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Acting Chairman Mark Zorensky presiding. Upon roll call, the following responded:

Present

Mark Zorensky, Acting Chairman
Michael A. Schoedel, City Manager
Steve Lichtenfeld, Aldermanic Representative
James Liberman
Debbie Igielnik
Marc Lopata

Absent:

Harold Sanger, Chairman

Also Present:

Catherine Powers, Director of Planning & Development Services
Jason Jaggi, Planner
Kevin O'Keefe, City Attorney

Acting Chairman Zorensky welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

MINUTES – MEETING OF DECEMBER 18TH, 2006 PLAN COMMISSION/ ARCHITECTURAL REVIEW BOARD

The minutes of the meeting of December 18, 2006 were presented for approval. Steve Lichtenfeld noted that on Page 5 the two references to Mr. Mastin were incorrect; the speaker was actually Mr. Pape. The minutes were then approved, as revised, after having been previously distributed to each individual member.

BOUNDARY ADJUSTMENT – 814 AUDUBON/37 CRESTWOOD/41 CRESTWOOD

Mr. Robert E. Jones, attorney representing Mr. & Mrs. William Hobson (owners of 814 Audubon), Mr. Hank Bowman with Bax Engineering and Mr. Hobson were in attendance at the meeting.

Catherine Powers explained that this is a request for a boundary adjustment plat to conform the lot lines to the historical boundaries observed by the parties and to eliminate encroachments caused by

fences and the corner of a garage on what will become adjusted Lot 16, Moorlands Addition. The plat, as presented, will create minor adjustments to Lot 16 in the Moorlands Addition subdivision, Lot 8 in the Claverach Park subdivision and Lot 9 in the Claverach Park subdivision. The applicant has obtained approval of the plat from the owners of all affected properties. Catherine stated that the adjustment will eliminate encroachments caused by a detached garage and chain link fence all benefiting the property at 814 Audubon. Staff recommends approval of the plat with the condition that the Mylar plat be presented to the City for proper signatures per the Subdivision Ordinance requirements.

Mr. Jones introduced himself to the members as the Hobson's attorney in this regard. He indicated that Mr. Bowman will answer any questions regarding the proposal.

Mr. Bowman advised the members that the owners are seeking approval of this boundary adjustment and that a Mylar will be presented to the City per staff's recommendation for the purposes of recording such adjustment plat with the County.

Steve Lichtenfeld asked why the boundary line is moving further to the east.

Mr. Bowman referred to the chain link fence which is further than the garage.

Mark Zorensky asked if this adjustment has any repercussions on the minimum lot size.

Catherine Powers replied "no"; she stated this is more of a "clean-up" situation.

Mark Zorensky asked if there were any comments from the audience.

None were received.

Jim Liberman asked if all three impacted property owners have agreed to this adjustment.

Catherine Powers replied "yes".

Being no further questions or comments, Steve Lichtenfeld made a motion to approve the boundary adjustment subject to staff's recommendation that a Mylar be presented to the City for proper signatures. The motion was seconded by Jim Liberman and unanimously approved by the Commission.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 211 TOPTON WAY

Ms. Lauren Strutman, project architect, was in attendance at the meeting.

Catherine Powers indicated that this is a request for construction of a 3,744 square foot 1 ½ story brick and stone single family residence featuring a 3-car rear entry garage. The height of the new house is 26'-4" (Note this figure is adjusted for accuracy later in the meeting). Access to the residence is provided via an existing shared curb-cut with the adjacent property addressed 215 Topton Way. Total lot impervious coverage is 52.5%, below the allowable 55%. The new driveway trench drain and downspouts will be connected to the existing storm sewer. Trash will be stored off the driveway turn-around at the rear of the house and screened with a wood fence. The HVAC units are located at the rear

of the house and are also screened with a wood fence. Landscaping is proposed around the HVAC units and trash enclosure. There are 44 caliper inches of trees to be removed of which 20 inches require replacement. The City's contracted landscape architect reviewed the plans and indicates that the 40-inch oak street tree and the 28-inch Chestnut tree in the rear yard will be impacted by construction and need to be protected according to the City's Tree Protection Standards. Catherine indicated that staff's recommendation is to approve the site plan with the condition that the City's tree protection standards be followed for all trees remaining on-site and that a plan be presented to the City depicting such protection.

Ms. Strutman advised the members that the developer is happy to comply with staff's recommendation. She indicated that total impervious coverage is 52.5%, below the 55% allowable. She stated that one tree is being removed which will be replaced with a new 25 caliper inch tree. She indicated that a new trench drain will be installed that will collect storm water from the driveway and pipe it to the storm sewer at the street. She asked if there were any questions regarding the site plan.

Marc Lopata asked Kevin O'Keefe his interpretation about the additional impervious coverage allowed as an incentive per the UDD. He asked why the incentive if a side, rear or detached garage is required for new construction where 51% or more homes on the block has them.

Kevin O'Keefe asked for a few moments to review the language in the UDD.

Marc Lopata stated he believes the size of the house to be out of character with the neighborhood. He then mentioned the one foot additional side yard setback for every five feet the height of the structure exceeds the height of the adjacent structure at the side yard, as quoted in the UDD. He stated the proposal does step down on the north side, but not the south side. He then voiced his concern with the HVAC enclosure, its relation to the property line and the unit manufacturer's clearance requirements.

Mark Zorensky asked if the existing curb-cut is being utilized.

Ms. Strutman replied "yes".

Kevin O'Keefe indicated that in response to Marc's earlier question, there is nothing that requires a detached or rear entry garage, however, in utilizing such, the maximum threshold of impervious coverage is allowed.

Ms. Strutman asked that she be allowed to address the character issue. She stated she has personally designed many homes on the street and believes this house is in conjunction with those other homes. She stated she believes it is in keeping and that the height was mitigated by the roof design.

Mike Schoedel commented for the record that the City does not have clearance requirements for HVAC units; only a requirement that the unit itself be at least 5-feet away from the side property line and that it be enclosed.

Marc Lopata stated that the clearance requirement is that of the manufacturer of the unit.

Mike Schoedel stated that type of detail is not addressed on the plans submitted for site plan and/or architectural review.

Mark Zorensky asked for confirmation that the City's requirement is that the unit itself, not the enclosure, must be at least 5 feet away from the side property line.

Mike Schoedel indicated that is correct.

Marc Lopata stated that clears up his concern regarding the fence location and its relation to the property line.

Ms. Strutman noted that the height of the structure as contained in staff's memorandum is inaccurate. She stated the accurate height of the house from average existing grade to the mid-point of the roof is 28-foot, 4-inches. She stated the height complies with height limitations.

Steve Lichtenfeld asked how the first floor level of this house compares to that of the existing house. He stated it seems higher on the new house.

After discussion, it was noted that the first floor level of the new house is slightly higher than that of the existing house.

Jim Liberman asked about the retaining wall.

Ms. Strutman stated it is a small wall; only 3' tall at its highest point. She stated the elevation of the rear yard was raised a bit to provide for the trench drain. She stated the neighbor's back yard is lower.

Mark Zorensky asked for more information about the retaining wall.

Ms. Strutman stated the height of the wall ranges from 6" to 3'.

Discussion regarding the floor level continued. It was noted that the first floor level of the new house is about 1-foot higher than that of the existing house.

Jim Liberman asked about the existing drainage.

Ms. Strutman stated that currently, drainage is dumped to the back yard.

Jason Jaggi commented that it is most likely day lighted.

Mike Schoedel advised the members that this particular area has a storm system available.

Steve Lichtenfeld stated he measures the width of the driveway at the property line at 7 or 7 ½ feet.

Catherine Powers commented that it is a shared driveway with the property at 215.

Ms. Strutman stated the total width of the driveway is 16 feet.

Debbie Igielnik stated that with regard to the height of the structure, it is obvious there is a changing of the neighborhood.

Mike Schoedel commented that development is why the UDD was designed. He stated this is obviously not the first new house in the neighborhood; there have been about 6 other new homes in the area of equal size.

Steve Lichtenfeld commented that the side dormer sits far back.

Catherine Powers stated these types of mitigations are what are being sought.

Mike Schoedel asked how long the UDD has been in place.

Catherine Powers replied "6 years".

Ms. Ruth Tredway, 210 Topton Way, asked to see a rendering of the front of the house.

Ms. Strutman presented a color rendering.

Mr. Jeffrey Fine, 215 Topton Way, stated he is impressed with the level of diligence that goes into the reviews. He asked that the space between the two homes be maintained.

Mark Zorensky commented that he believes that the existing shared driveway is unaffected by this development.

Ms. Strutman indicated that is correct. She stated that the retaining wall is only on the subject property.

Jim Liberman asked how wide the retaining wall is.

Ms. Strutman replied "12 inches".

Jim Liberman asked if the wall will have a guardrail.

Catherine Powers stated that a guardrail atop a retaining wall is only required if the drop-off is 30" or more and within two feet of a paved surface (i.e. driveway, walkway) on the high side.

Being no further questions or comments, Debbie Igielnik made a motion to approve the site plan per staff recommendation and that a plan depicting tree protection be provided to the Planning Department staff. The motion was seconded by Steve Lichtenfeld.

Marc Lopata commented that this is a 2 story house; not a 1 ½ story. He reiterated that he believes it to be out of character with the neighborhood.

The previous motion received the following vote: Ayes: Acting Chairman Mark Zorensky, Mike Schoedel, Steve Lichtenfeld, Debbie Igielnik and Jim Liberman. Nays: Marc Lopata.

The architectural aspects of the project were now up for review.

Catherine Powers indicated that the proposed residence will be constructed of mixed red-colored brick and pre-cast stone. A natural mortar color is proposed. Pre-cast stone is featured on the base of the front elevation and continued partially along the sides. The use of tan-colored stucco is proposed on the upper levels of the sides and rear of the residence. The Clayton Gardens Urban Design District standards limit the exterior material to brick and one accent not exceed 25% of the wall area. The applicant is requesting a waiver of this requirement to use three exterior materials because of structural problems limiting the use brick on certain areas of the upper floor (see attached letter). When combined, the amount of stucco and stone does not exceed 25% on any elevation. Windows will be casement, tan in color. An at grade rear-entry three-car garage is proposed. According to the applicant, the garage door is to be steel simulating a custom wood design. The driveway and turnaround is proposed to be constructed of exposed aggregate concrete. The roofing material will be architectural shingles, weathered wood in color. Trash will be located in an enclosure off the driveway turnaround screened with a wood fence and landscaping to the rear. The HVAC units are located on the rear of the property and are also screened with a wood fence and landscaping. A retaining wall is proposed on the north side of the driveway; however, the material is not specified on the plans. The proposed residence represents an attractive design. The applicant has provided height mitigation in association with the Clayton Gardens Urban Design District by placing the second story under sloping hip roofs and by dropping the roof line on the north side. The massing appears greatest on the south side adjacent to 205 Tipton Way; however, most of the floor space on the upper level is concentrated toward the middle of the structure. The upper level floor plan reveals that approximately 25% of the floor area will continue to the south exterior wall. Given these factors, staff feels that the height mitigation requirements of the Clayton Gardens Urban Design District have been satisfied. While staff has concerns with the use of a third material, the stucco is used sparingly on the rear and sides of the residence. Catherine stated that staff's recommendation is to approve with the condition that the retaining wall material be submitted to and approved by staff.

Ms. Strutman distributed information regarding the proposed Celtik wall by Belgard. Also distributed was a color rendering of the house (same as presented).

Jason Jaggi indicated that Belgard is an approved material.

Ms. Strutman presented samples of the brick (light beige), ivory wood, cast stone and stucco.

Mark Zorensky asked about windows.

Ms. Strutman indicated that the windows will be Pella wood clad. She explained that the center of the home is taller and the sides step down.

Mike Schoedel asked about the center circle noted on the floor plan.

Ms. Strutman explained that this is an interior design feature.

Marc Lopata asked if jumbo brick is being used on the front elevation below the window line.

Ms. Strutman replied "no"; she stated that material is cast stone (2' X 16").

Marc Lopata stated he believes the accent materials exceed 25% of the wall.

Catherine Powers indicated that staff's calculations did not indicate such. She advised Mr. Lopata that the 25% takes into consideration the entire (total) elevation.

Jim Liberman asked about the beige brick.

Ms. Strutman stated she felt that the lower pitch roof warranted a beige color.

Jim Liberman stated he is not thrilled with the brick color; he believes it is too smooth and too bland.

Steve Lichtenfeld commented that he likes the brick color as depicted on the rendering better than the sample presented. He stated he prefers the use of a darker brick. He stated he would be comfortable leaving the brick color to staff.

Jim Liberman stated he would prefer a rougher texture to the brick and would like the brick to look like that on the rendering.

Marc Lopata asked about the waiver to allow the third material.

Catherine Powers stated that the reason for the limitation of materials is to keep new construction from being too detailed and out of character; however, there are many cases in which the introduction of a third material is acceptable and needed for an accent. She stated waivers have been granted in the past. She stated the use of stucco is very limited.

Marc Lopata asked if the height mitigation in this case is the sloping roof.

Catherine Powers replied "yes"; she stated most of the house is in the center.

Marc Lopata commented that the south side of the house is 2-story and adjacent to a one story house.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve per staff recommendation and that a plan depicting tree protection be submitted to staff and that staff approve the brick. The motion was seconded by Mike Schoedel and received the following vote: Ayes: Acting Chairman Zorensky, Steve Lichtenfeld, Mike Schoedel, Jim Liberman and Debbie Igielnik. Nays: Marc Lopata.

NOTE: Mike Schoedel left the meeting – 6:30 p.m.

ARCHITECTURAL REVIEW – ADDITION/RENOVATION TO SINGLE FAMILY RESIDENCE – 9 CRESTWOOD

Ms. Laura Baebler, project architect, was in attendance at the meeting.

Catherine Powers explained that this is a request for the construction of a two-story, 797 square foot addition to the rear of the 2,729 square foot residence. The proposed addition will consist of a new family room and master bedroom. The height of the new addition is approximately 29 feet and will not

be any higher than the current structure. The plans also show the addition to be constructed of brick with a cultured stone veneer on the foundation. After construction, the entire house will be painted a putty color. The roof will be asphalt shingles gray in color to match existing. Windows will be double hung to match existing with divided lights on the upper sash to match existing. The existing below grade rear-entry garage will remain. The location of the HVAC units and trash storage are located on the north side of the residence and screened with a wood fence. No trees are required to be removed to accommodate the addition. The architect indicates that the existing impervious coverage is 17%; approximately 20% after construction. Catherine indicated that staff's recommendation is to approve with the condition that the stone foundation not be painted.

Ms. Baebler presented a sample of the existing brick to the members. She stated the new brick size and texture will match existing and the entire house will then be painted a cream color (color swatches (2) presented). A sample of the stucco was presented. She indicated that the windows will be Pella simulated divided light clad exterior. She stated the roof will be the same as existing-asphalt shingle.

Steve Lichtenfeld asked if all the existing windows will be new.

Ms. Baebler indicated that the window on the dining room bay will be new. She stated the front will remain the same; the addition is pulled back a little bit.

Mark Zorensky asked the applicant's opinion regarding staff's recommendation not to paint the stone foundation.

The owner indicated their willingness to comply with staff's recommendation.

Steve Lichtenfeld recommended the use of the darker cream paint color as previously presented.

Being no further questions or comments, Debbie Igielnik made a motion to approve per staff recommendation. The motion was seconded by Marc Lopata and received unanimous approval of the Board.

Debbie Igielnik indicated that she recently spoke with one of her neighbors and that the developer of 28 Broadview has been asked to save some of the existing materials for Habitat for Humanity. She stated she believes that it is a good idea to re-use materials when possible.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 6:50 p.m.

Recording Secretary